036.A	0005	0001.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	171,700	/	171,700
USE VALUE:	171,700	/	171,700
ASSESSED:	171,700	/	171,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		ARIZONA TERR, ARLINGTON

OWNERSHIP

Unit #: 7

Owner 1:	SCADUTO JOHN C &
Owner 2:	SCADUTO JOHN C JR
Owner 3:	
Street 1:	14 ARIZONA TERRACE UNIT 7
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GREEN CAROLE -
Owner 2:	-
Street 1:	14 ARIZONA TERRACE UNIT 14-7
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Veneer Exterior and 459 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	171,700			171,700
Total Card	0.000	171,700			171,700
Total Parcel	0.000	171,700			171,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.07 | /Parcel: 374.07

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 036.A-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	171,700	0	.		171,700		Year end	12/23/2021
2021	102	FV	169,400	0	.		169,400		Year End Roll	12/10/2020
2020	102	FV	164,800	0	.		164,800	164,800	Year End Roll	12/18/2019
2019	102	FV	152,300	0	.		152,300	152,300	Year End Roll	1/3/2019
2018	102	FV	145,200	0	.		145,200	145,200	Year End Roll	12/20/2017
2017	102	FV	40,700	0	.		40,700	40,700	Year End Roll	1/3/2017
2016	102	FV	67,800	0	.		67,800	67,800	Year End	1/4/2016
2015	102	FV	128,600	0	.		128,600	128,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREEN CAROLE,	68157-415		10/5/2016	Convenience	1	No	No		
DAILEY DONALD F	43639-535		9/1/2004		168,000	No	No		
LINGLEY CYNTHIA	30915-398		11/30/1999		72,000	No	No		
	16472-258		10/1/1985		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/24/2010	131	Redo Kit	10,000					REPAIR KIT WATER D

ACTIVITY INFORMATION

Date	Result	By	Name
9/28/2017	Measured	DGM	D Mann
6/8/2010	Info Fm Prmt	BR	B Rossignol
2/15/2006	Info Fm DEED	BR	B Rossignol
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6011																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc ARIZONA 118 | Total: | Spl Credit | Total:

User Acct

125215

GIS Ref

GIS Ref

Insp Date

09/28/17

!3014!

PRINT

Date	Time
12/29/21	22:26:04

LAST REV

Date	Time
09/22/21	14:54:39

mmcmakin

USER DEFINED

Prior Id # 1:	125215
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	F - Front
Total Units:	
Floor:	G - Ground Floor
% Own:	0.781799972
Name:	5 - 6011

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30.6	%

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	1.80718958
Const Adj.:	0.93984729
Adj $ / SQ:	552.007
Other Features:	37661
Grade Factor:	1.00
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	247377
Depreciation:	75697
Depreciated Total:	171680

COMMENTS

641-1305,Building Number 14.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	3	BRs:	1	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	0
Totals			
1	3	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	469.21
Special Features:	0	Val/Su Net:	374.07
Final Total:	171700	Val/Su SzAd	374.07

SKETCH

UnSketched SubAreas:
GLA: 459,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	459	552.010	253,371

Net Sketched Area:	459	Total:	253,371

Size Ad	459	Gross Area	459	FinArea	459

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

036.A-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	